



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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**PLANNING COMMISSION
AND
ARCHITECTURAL REVIEW BOARD**

THURSDAY, SEPTEMBER 1, 2005

**CITY COUNCIL CHAMBERS
CIVIC CENTER
17555 PEAK AVENUE
MORGAN HILL, CA**

BOARD MEMBERS

CHAIR, ROD MARTIN
VICE-CHAIR, YARMILA KENNETT
JAMES FRUIT
JERRY PYLE

COMMISSIONERS

CHAIR RALPH LYLE
VICE-CHAIR ROBERT J. BENICH
COMMISSIONER H. GENO ACEVEDO
COMMISSIONER SUSAN KOEPP-BAKER
COMMISSIONER MIKE R. DAVENPORT
COMMISSIONER ROBERT L. ESCOBAR
COMMISSIONER JOSEPH H. MUELLER

SPECIAL JOINT MEETING –7:00 P.M.

***** A G E N D A *****

NOTICE TO THE PUBLIC

The following policies shall govern the conduct of the Architectural Review Board meetings:

- *Individuals wishing to address the Architectural Review Board on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Board, please state your name and address at the beginning of your remarks.*

PLANNING COMMISSION AND
ARCHITECTURAL REVIEW BOARD SPECIAL JOINT MEETING AGENDA

September 1, 2005

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- *Speakers will be recognized to offer presentations in the following order:*
- *Those supporting the application*
- *Those opposing the application*
- *Those with general concerns or comments*
- *Presentations are limited to 5 minutes*

**DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH GOVERNMENT
CODE SECTION 54954.2 - SECRETARY REPORT**

OPEN PUBLIC COMMENT PERIOD (5 MINUTES)

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission or Architectural Review Board's jurisdiction. Should your comments require Planning Commission or Architectural Review Board action, your request will be placed on the next appropriate agenda. No Planning Commission or Architectural Review Board discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

**PUBLIC HEARING - 7:00 PM: SPECIAL JOINT PLANNING COMMISSION
AND ARCHITECTURAL REVIEW BOARD MEETING**

NEW BUSINESS:

1. **CULTURAL RESOURCE ALTERATION, CRA-05-01/USE PERMIT, UP-05-08/SITE REVIEW, SR-05-13: MONTEREY-MORGAN HILL HISTORICAL SOCIETY (ACTON HOUSE)**; Request for approval of a Cultural Resource Alteration for an historic designated building and approval of Conditional Use Permit and Site and Architect approval for the relocation of the Morgan Hill Museum (Acton House) to the property located at 17860 Monterey Rd. The project is categorically exempt under section 15301 of the state CEQA guidelines.

- Recommendation:**
- 1) Open Public Hearing;
 - 2) Planning Commission Adoption of Resolution No. 05-46, approving the Use Permit request; and
 - 3) Architectural Review Board Adoption of Resolution No. 05-021, approving the Site Review request.

**ADJOURNMENT OF SPECIAL JOINT PLANNING COMMISSION AND ARCHITECTURAL
REVIEW BOARD MEETING**

RECONVENE THE ARCHITECTURAL REVIEW BOARD PUBLIC HEARING MEETING

MINUTES: August 11, 2005

NEW BUSINESS:

1. **SITE REVIEW, SR-04-17: HILL-GERA:** A request for site, architectural, and landscape approval for a nine (9) unit single family residential subdivision in an RE-40,000 RPD zoning district.

Recommendation: Open Public Hearing/Approve Resolution No. 05-022

2. **SITE REVIEW, SR-05-11: MONTEREY-SUTTERHILL PLAZA:** A request for architectural and landscape plan approval for a proposed 9,400 sq.ft. commercial building to be located at 15790 Monterey Rd. within the Sutterhill Plaza.

Recommendation: Open Public Hearing/Approve Resolution No. 05-023

3. **SITE REVIEW AMENDMENT SRA 01-29: E. CENTRAL-MORGAN LANE:** A request to approve landscape plans for common area improvements located on the south side of E. Central Ave. and landscape improvement to be installed along E. Main Ave. as part of the Morgan Lane subdivision currently under construction on the south side of E. Central Ave. between Grand Prix Way and Belletto Dr.

Recommendation: Review and Comment.

ANNOUNCEMENTS:

ADJOURNMENT:

SPEAKER CARD

*IN ACCORDANCE WITH GOVERNMENT CODE 5
4953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE
ARCHITECTURAL REVIEW BOARD.*

*HOWEVER, it is very helpful to the Board if you would fill out the Speaker Card that is available on the
counter in The Villas Meeting Room. Please fill out the card and return it to the secretary. As your name is
called by the Chairperson, clearly state your name and address and proceed to comment upon the agenda
item. Please limit your remarks to three (3) minutes.*

NOTICE
AMERICANS WITH DISABILITY ACT (ADA)

The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.

If assistance is needed regarding any item appearing on the Architectural Review Board agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.

NOTICE

NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Architectural Review Board at, or prior to the Public Hearing on these matters.

NOTICE

The time within which judicial review must be sought of the action taken by the Architectural Review Board which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.